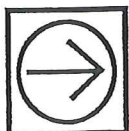
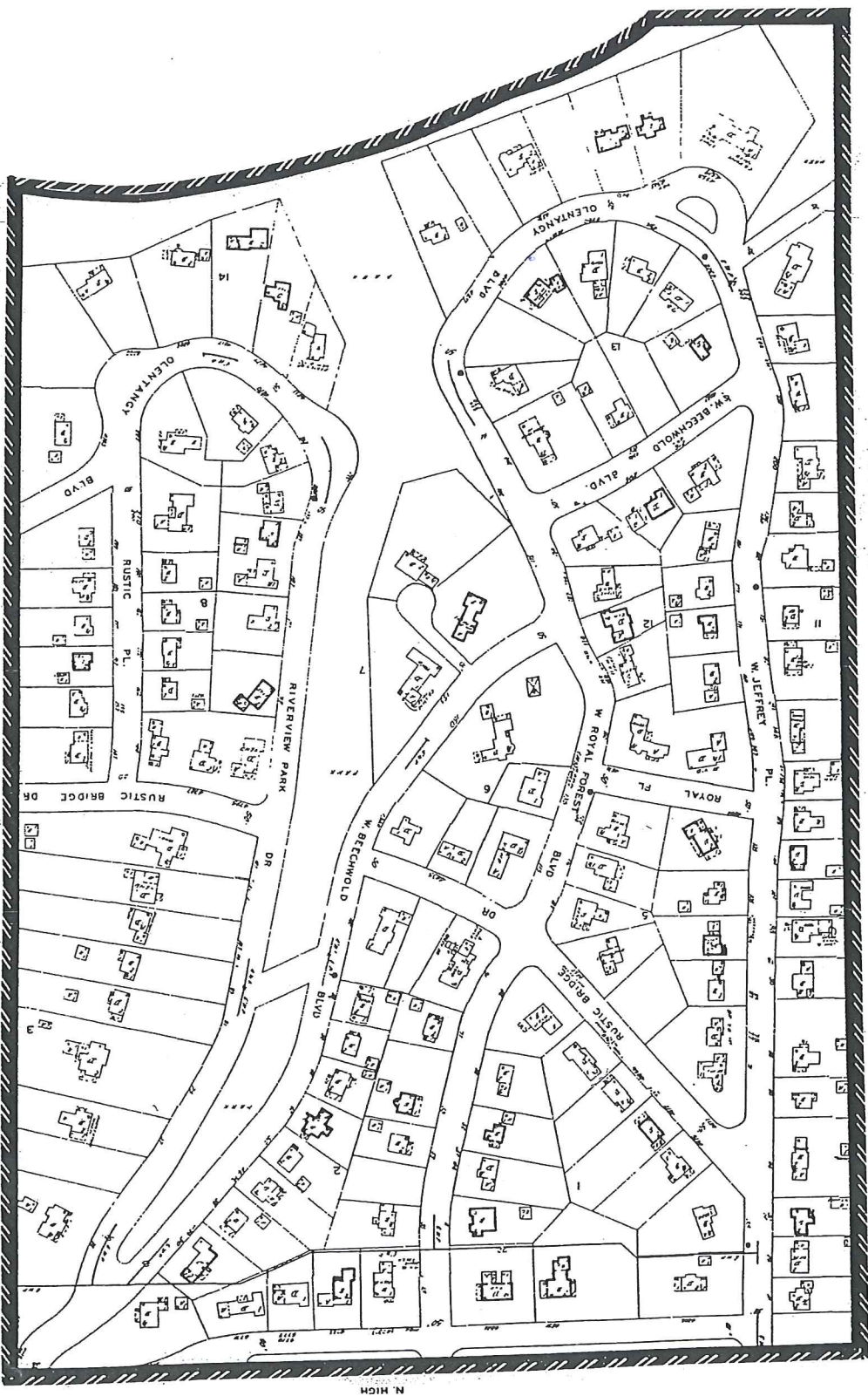




Columbus Development Department
Planning Division

COPY

Old Beechwood Historic District



— Columbus Register of Historic Properties
— National Register of Historic Places

Name of Property Old Beechwood H/D Municipality Columbus Cty FR
Address: _____

COPY

SIGNIFICANCE

The Old Beechwood Historic District, Columbus, located between High Street and the Olentangy River west of Morse Road, is significant for its interplay between landscape and architecture. Taking advantage of a beautiful natural environment the noted landscape architect William Pitkin from New York, platted the roads to make use of a ravine covered by virgin forests. Architecturally, the houses in this suburban neighborhood established by prominent Columbus developer Charles H. Johnson were a series of brick, stone and stucco buildings of early 20th century revival styles. The combination of landscape and architecture makes it one of Columbus finest example of early 20th century neighborhood planning.

Comments - Archaeologist

Initials/date

Comments - Historian

I would like to see a better discussion of the residences built after 1935, although on the whole I feel there is probably a historic district here.

DAS 1/25/85 Initials/date

Comments - Architectural Historian

This district is eligible for its interplay of architecture, landscape architecture and planning aspects and its role in the early 20th century suburban development of Columbus.

BAP 1/25/85 Initials/date

Staff Recommendation Approval.

Initially Received _____
Additional Material Requested _____
Received Complete File _____
Preliminary Consideration _____
Tabled _____
Rejected _____
Final Approval _____
Sent to NPS _____
Returned _____
Returned to NPS _____
Rejected by NPS _____

Comments: _____

OLD BEECHWOLD ASSOCIATION

Property Alteration Procedures Relative to the Register Requirements

Property owners in the Old Beechwold Historic District are affected by provisions of both the Columbus Register of Historic Properties and The National Register of Historic Places. Clearly, if external changes or alterations of a property are planned, you would be well-advised to contact the Historic Resources Commission. If the changes or alterations require a building permit, the Columbus Register requires compliance.

In the first instance, routine alterations or changes may be approved by the HRC staff without Commission review. In those instances requiring a building permit, the property owner must seek a Certificate of Appropriateness from HRC. Application for a Certificate of Appropriateness must be submitted to the HRC ten (10) working days prior to the scheduled HRC meeting. The HRC office will review the application for a certificate within 10-45 days and, if plans are approved, a Certificate of Appropriateness and building permit will be issued.

If the property owner's plans are not approved and/or are not deemed to be appropriate, a certificate and building permit will not be forthcoming. The property owner and the professional staff of HRC will then meet to seek an understanding. If an understanding is not reached with respect to the proposed alterations, the home owner within an HRC jurisdiction such as Old Beechwold, may appeal the decision. The appeal by the property owner is directed to the Board of Commission Appeals of the City of Columbus for possible resolution. Final recourse for the property owner may be an appeal to the Court of Common Pleas.

(Please note that the above process of appeal was approved, along with other modest changes in the Ordinance intended to improve the review process, by City Council as of July 21, 1993, and went into effect at that time. The appeal process replaces the old concept of a 105-day waiting period after which the home owner or property owner could proceed with their plans. See the revised Chapter 3117, Historic Resources Commission, for specific information about HRC. Chapter 3118 defines the role of the Board of Commission Appeals. Both are part of the Columbus City Code.)

The National Register provides influence and protection particularly in those instances in which Federal funds are used either directly in the District or in adjacent areas where alterations might affect the well-being of the District. (Changes in the highway system or the street system in which Federal funds are involved would be examples.) Thus, the National Register affects the life of the community less directly than the Columbus Register even as it affords the community the "prestige" of Register listing.

OLD BEECHWOLD ASSOCIATION

National Register of Historic Places and The Columbus Register of Historic Properties

During the Summer of 1984, a survey of Old Beechwold residents was conducted to determine the interest and support for nominating the area for a place on the National Register of Historic Places and on The Columbus Register of Historic Properties. The survey included personal interviews with each property owner and the completion of an historical inventory form for each property.

The community petitioned to be placed on The National Register of Historic Places as of August 1, 1984; on September 22, 1987, the Old Beechwold Historic District was established on The National Register. The community also applied for listing on the Columbus Register of Historic Properties and on June 20, 1985, the application was approved by Columbus City Council.

As a result, the Old Beechwold community is a listed neighborhood on both The National Register of Historic Places and The Columbus Register of Historic Properties. Such recognition carries with it both rights and responsibilities, including adherence to certain procedures. In the following paragraphs, these conditions are addressed and a bit of background is provided relative to each "register".

The National Register of Historic Places

The National Register was established in 1935 and was expanded and amended in recent years, notably by the National Historic Preservation Act of 1966. It is a listing of "...prehistoric and historic properties worthy of preservation because of their local, state or national significance. It affords recognition and protection for districts, sites, buildings, structures and objects significant in American history, architecture, archeology, and culture."

Listing of a neighborhood or individual property accords a certain prestige which, in turn, may "...enhance the value of the property and raise community awareness and pride." It may provide a measure of protection from demolition or other negative impacts in cases where Federally funded or licensed projects are involved, through a "review process" which is part of Federal Projects.

There are certain critical things that listing on the National Register does not do: "...it does not prevent the owner of a listed property from remodeling, repairing, altering, selling or even demolishing a building... with other than Federal funds. It does not obligate an owner to make any repairs or improvements." However, the owner must comply with the guidelines and regulations of the Historic Resources Ordinance in the City Code. Listing does not prevent the use of city or state funds for demolition or other activities that might adversely affect a listed property, nor does it provide assurances that a Federal project cannot adversely affect a listed property under any circumstance (it does provide for Federal review, however).

The Columbus Register of Historic Properties

An Historic district, such as Old Beechwold, includes buildings, structures, and sites that "...convey a sense of time and place." An historic district may "... have distinctive visual characteristics which make...(it) special and set...(it) apart from other areas of our city." An individual property may be considered for listing if it is a least 40 years of age (although individual properties within a district do not all have to be this old) and if the property meets criteria specified in the Historic Ordinance of the City of Columbus, such as architectural design or significance; identification with a person who contributed significantly to the historical, architectural, and/or cultural development of the City; identification with an architect or builder who has influenced development in the City; important craftsmanship in architectural design, detail, or use of materials;; and/or close and public identification of the property with events which have influenced the historical or cultural development of the City.

References to historic preservation appear in the Columbus City Code under the following chapters:

| | |
|--------------|--|
| Chapter 3116 | Historic Preservation and Architectural Review |
| Chapter 3117 | Historic Resources Commission |
| Chapter 3118 | Board of commission Appeals |

The Advantages of Listing Include:

- Access to the experience and skills of members of the Historic Resources Commission (HRC) relative to construction and design-related issues.
- Protection of the neighborhood from development which might harm its character and possible protection of property values and visual appeal.
- Greater flexibility for building inspectors in administering the state building code in such an area.
- The HRC staff may also provide information about investment tax credits for rehabilitation of certified historic properties.

This statement was prepared by Henry L. Hunker; further information may be obtained by contacting him at 268-0782.

Date Revised: October 20, 1993